

Hilltop Center Started

Leasing activity has begun at Hilltop regional retail development in Richmond, according to an announcement by A. Alfred Taubman, board chairman of the Taubman Company, Inc., of Southfield, Michigan.

Construction is presently under way at the development site at the northern boundary of Richmond, on Hilltop Road between Interstate 80 and San Pablo Avenue.

Centrally located to all west Contra Costa County and northwest Alameda County, the Hilltop regional retail marketplace will bring some 400,000 residents of the Eastbay new convenience, in-depth merchandise selection, and comparison shopping opportunities.

In Phase I, Hilltop will encompass approximately 1.1 million square feet of gross leasable area. The multi-level, enclosed, climate controlled mall will feature a balanced tenant mix of some 140 specialty shops and services and three nationally prominent major stores —M Capwell's, JC Penney, and Macy's California. Entertainment facilities at the project will include theatres, restaurants, and a 22,000 square foot ice arena.

Hilltop represents one portion of a master planned, 650-acre development. Residual development is expected to include commercial, office, and financial facilities, and a multiple family residential dwelling project.

Hilltop regional retail development is a project of Richmond Associates, a partnership consisting of A. Alfred Taubman of Southfield, Michigan; Charles Allen, Jr. of New York, New York; Arthur Rubloff of Chicago, Illinois; and the principals of Philip Lyon, Gordon & Co.

Philip Lyon, Gordon & Co.

The Taubman Co., Inc., a leading developer of master planned urban and suburban mixed-use projects throughout the nation, is operating in the western United States through Bayshore Properties of Hayward.

Under the direction of General Manager, J.E. Burkhardt, Bayshore Properties is responsible for all Hilltop development, construction, leasing, and management functions. Leasing information regarding Hilltop may be obtained from Ron Gaines, Director of Leasing — Bayshore Properties, at 24301 Southland Drive. Hayward.

Judge Orders Dismissal of Hilltop Suit

OCT - 2 1974

RICHMOND — Litigation to block the multi-million-dollar Hilltop Shopping Center, now under construction, has been dropped after all parties agreed that the suit be dis-

missed, according to attorney Francis A. Watson Jr., representing Standard Oil, one of the defendants.

The suit questioned the adequacy of the environmental impact report (EIR) that was prepared under the direction of the city for the project.

Dismissal was ordered Friday in San Francisco by First District Court of Appeal Justice Richard Sims.

Attorney J. E. Filice, representing the West Contra Costa Conservation League, which has been trying to halt the construction of the center through a class action suit, was unavailable for comment.

The league won one skirmish in the legal battle in July 1973 when Superior Court Judge Martin Rothenberg declared the original EIR was inadequate and ordered the city, another of the defendants, to draft a supplemental and amended report.

Rothenberg found the amended EIR "adequate" in December 1973 — a ruling which the league appealed. The state appellate court, in turn, ruled that an injunction which had stopped work on the center could be reinstated providing the league posted a bond to be determined by Rothenberg.

The bond was to cover all possible damages which would result if the appellate court ruled in favor of the city, landowners and developers.

After a hearing in August, Judge Rothenberg recommended the amount of the bond be \$7,365,000.

Filice said there was no way his clients could raise the \$7 million when the state Supreme Court refused to hear arguments that the multi-million-dollar bond was "unreasonable and illegal."

West Contra Costa Conservation League member Jean Siri said yesterday, "I still feel it's a bad environmental idea."

While Mrs. Siri declined to say how much the legal battle has cost the 150-member organization, she did say the money had been raised through donations — "and we ran out of it."

Hilltop Center Is Rising Fast

AUG. 10 1975

RICHMOND—The huge Hilltop Shopping Center under construction in the rolling hills south of Interstate 80 will be under cover by November and open on Aug. 5, 1976.

"They are progressing quite rapidly," Robert S. Latchaw, director of the city's public Works Department, told members of the Economic Development Commission yesterday.

"The progress is absolutely unbelievable," he said.

The center encompasses 110 acres, and more than 1.4 million square feet of shopping area.

Latchaw said parking lot construction is moving ahead, and added land surrounding the center is available for commercial development.

Costs are estimated at \$65 million.

Three major stores, Cap-

well's, Macy's and J.C. Penney Co., Inc., each utilizing approximately 200,000 sq. ft. of floor space, will be in the center, according to Jack Horton, executive vice president of the Richmond Chamber of Commerce.

He told commission members "some interest" in perimeter development has been shown, and added hotel-motel construction nearby is still "contemplated."

Asked if Penney's will move to the center from its downtown location, Capt. Thomas R. Eddy, the commission's staff secretary, said, "That has been their intention as I understand it."

He said the possibility auto dealers may locate in the Hilltop area, perhaps northeast of the center, is "still very much alive."

Hilltop Center:

By MARINA GOTTSCHALK
Tribune Richmond Bureau

AUG 24 1976

Hilltop is a great place to visit, and many people probably would like to live there. But you cannot. It is a shopping center, and one you will undoubtedly want to go back to again and again.

At least, a lot of merchants hope you do. They are counting on it.

You can find just about everything, from alabaster to a toy zoo in the 130 shops and three department stores.

The Taubman Co., owner-developer of the center, showed it off yesterday, before its public opening Sept. 2.

J C Penney Co. is already open, however, and a few more stores will open Thursday.

A. Alfred Taubman, board chairman, led several hundred people on a tour of the center.

Hilltop, a 1,000,000-plus-square-foot multilevel enclosed mall, is impressive.

Everyone wore a hard hat. Hilltop is not quite finished because of the electricians' strike which began in mid-June and just ended last week. Some of the stores will not be ready for another two months, but many of them will be set for the opening date," Taubman said. "Basically, showcase work is being done now, stocking of merchandise."

In addition to the stores, Hilltop offers an ice skating rink, four theaters, a community room and an amphitheater, and a number of restaurants offering a variety of foods.

The rink is large and cold—the air, not the atmosphere. And if you are not the athletic type, you can watch the skaters from windows in the mall. A seating area is under construction where you can rest and watch and eat an ice cream cone, if you so desire.

The theaters are intimate and plush and will offer a variety of films.

The women's restroom, which Naggar pointed out with pride, was given a special touch. One wall is covered with a mural, an autumn scene, which is very beautiful and peaceful. The other walls are painted in colors of the mural.

~~Sorry, men. No mural for you. Just plain walls.~~

The Grand Court is the focal point of the center's malls. It has many domed skylights, is light and airy. A spiral ramp rises above a pool of cascading water and joins the lower and upper levels of the malls and shops.

A sculpture hanging over the circular ramp in the grand court was created especially for Hilltop by Charles O. Perry. Entitled "Solar Cantata," it complements the curving motif characterized in the new center.

The amphitheater is located in the Grand Court as well. It was designed to function both as a shopper rest area and as a center for performing arts activities. Concerts, fashion shows and other community activities will be held there.

Everything at Hilltop seems to complement everything else.

The stores' interiors and accents are all very attractive and blend in a warm harmony, but do not distract from the merchandise.

The stores even seem to complement each other.

Unofficial AUG 26 1976 Opening of Hilltop Center

Tribune Richmond Bureau

Hilltop Shopping Center opened—unofficially—this morning. The grand opening with all the ceremony will be held next Thursday.

Capwell's opened its doors for the first time today. Between 15 and 20 smaller shops were also expected to open. Macy's began a day early.

JC Penney, the other major department store at the center, opened Aug. 4, which was the originally scheduled opening date until it was delayed by the electricians' strike.

Nearly 70 stores were under construction when the strike began. About 30 to 40 will open Sept. 2, and all 70 will open in the next few months, said A. Alfred Taubman, chairman of the board of the Taubman Company, owner-developer of Hilltop.

A Grand Day For Opening

SEP - 1 1976

Tribune Richmond Bureau

A grand day is planned for the grand opening of Hilltop Mall tomorrow.

The official opening will begin at 9 a.m., when master of ceremonies Duane Garrison, director of West Coast shopping centers for The Taubman Co., introduces a host of dignitaries. Included

will be assemblyman John Knox, Richmond Mayor Nat Bates and A. Alfred Taubman, board chairman of The Taubman Co., owner and developer of Hilltop Mall.

Musical entertainment will be provided. Mayor Bates, Mr. Taubman and Miss Richmond will cut the official ribbon opening the mall.

Then the chamber of commerce will present an American flag and Marian Carver of the Daughters of the Golden West will present a California flag to the mall.

There will be more pomp and circumstance at about 9:45 a.m. when a second ribbon-cutting ceremony will take place at the ice arena. This will be followed by a half-hour ice show.

Emporium-Capwell's has planned its own festivities, with appearances by Bugs Bunny from Marriott's Great America, the Red Garter Band, Warrior star Derek Dickey and Robert Hegyes, who plays Epstein on "Welcome Back, Kotter."

The "What's Up, Doc?" rabbit will be in the children's department from 10 a.m. to noon, and a clown will entertain the children from 11 a.m. to 1 p.m.

Mr. Dickey will sign autographs from noon to 2 p.m. in the sporting goods department. Mr. Hegyes will appear in the men's department from 6 to 8 p.m.

Macy's has planned a number of demonstrations tomorrow, Friday and Saturday. Most will be from 11 a.m. to 4 p.m. but some will take place at other times. Included are a stitchery fair, scarf tying, crepe making and vegetarian cooking.

David Sieskin, author of "All About Backgammon," will appear. Backgammon lessons will be given tomorrow.

Raggedy Robin the Clown will give balloons to the children.

Little Crime at New Mall

ER SEP 17 1976

Tribune Richmond Bureau

Hilltop Mall is not giving police officers as much trouble as they thought it might.

"Other than the two burglaries, there have not been too many problems," said Richmond Deputy Chief Robert Wood.

One burglary, at Pants 'N Stuff, in which more than \$3,000 worth of merchandise was stolen, occurred several days after the mall opened. The other, in which approximately \$150 worth of watches were taken from a showcase in Capwell's, happened a week later.

"We had some loitering problems in the beginning," Wood said. "But we got

on top of it right away. We will not tolerate gangs or loitering up there.

There have been the "normal, standard reports of petty theft," said detective Robert Hardy of the department's crime prevention bureau.

"We did a complete crime breakdown before the center opened so we would have an idea of what to expect," he said. "There has been less crime than we expected."

Hardy noted that only about 32 per cent of the mall's stores are open. "There could be more problems when all the stores are open, but we are keeping

an eye on things."

The crime prevention bureau has been meeting with mall merchants to advise them of the various services the police department has to offer and what they can do themselves, such as improving the security systems.

The major department stores have their own security force, Hardy said, and The Taubman Co., owner-developer of the center, also provides security officers.

The police department has two shifts of two foot-patrol officers in the mall when it is open, and a car patrol at night.